

- (i) Parking for the entire *premises* shall be brought into compliance with Chapter 14, Article 2, Division 5 (Parking Regulations) and with this section.
- (j) One standard *off-street parking space* is required for each *bedroom* in the companion unit, with a minimum requirement of one *parking space* per companion unit.
- (k) Off-street *parking* required by this section shall not be located in the area between the *street wall* and the front *property line*.
- (l) Access to the *off-street parking* from an unimproved *alley* is not permitted.
- (m) The *gross floor area* of the companion unit shall be included in the *floor area ratio* calculation for the *premises*.
- (n) The *gross floor area* of the companion unit shall not exceed 700 square feet.
- (o) One 24-in box tree shall be planted in the required front *yard* of the *premises* or in the abutting *parkway*. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement.
- (p) For companion units located above a garage or other accessory building:
 - (1) the maximum *structure height* for flat-roofed *structures* is 21 feet; and
 - (2) the maximum *structure height* is 30 feet for sloped-roofed *structures* with a roof pitch of at least 3:12 (3 vertical feet to 12 horizontal feet).
- (q) Companion unit entrances shall not be located on the *building street wall* or within the front fifty percent of the *structure*
- (r) The companion unit shall be constructed with the same siding and roofing materials as the primary *dwelling unit*.
- (s) For detached companion units, the maximum *structure height* is:
 - (1) 15 feet without a chimney or flue, or
 - (2) 17 feet with a chimney or flue.

(Amended 7-14-2003 by O-19197 N.S.)

§141.0303 Employee Housing

Employee housing is permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.0303(a). Employee housing may be permitted with a Neighborhood Use Permit or a Conditional Use Permit in the zones indicated with an “N” or a “C”, respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.0303(b).

(a) Limited Use Regulations

- (1) Employee housing for 6 or fewer persons is permitted subject to the following regulations.
 - (A) The employee housing shall be qualified for a permit to operate under Health and Safety Code Section 17030.
 - (B) Employee housing is permitted for no more than 6 persons including *family* members.
 - (C) Employees and their *families* shall be housed within the *single dwelling unit* on the *premises*, or in a separate *structure* on the *premises* that is not a *dwelling unit*.
 - (D) Off-street parking shall be provided at a rate of 1 space for every 2 employees.
- (2) Employee housing for 12 or fewer employees is permitted subject to the following regulations.
 - (A) The employee housing shall be qualified for a permit to operate under Health and Safety Code Section 17030.
 - (B) Employee housing is permitted for up to 12 employees, plus any *family* members.